

INTRODUCTION

This report has been prepared as part of Baltimore County's community planning program. It presents recommendations to help guide future development and physical improvements throughout the Philadelphia Road Corridor extending from Rossville to Cowenton. Because this corridor is mostly undeveloped, it offers a good opportunity to provide a framework for future growth.

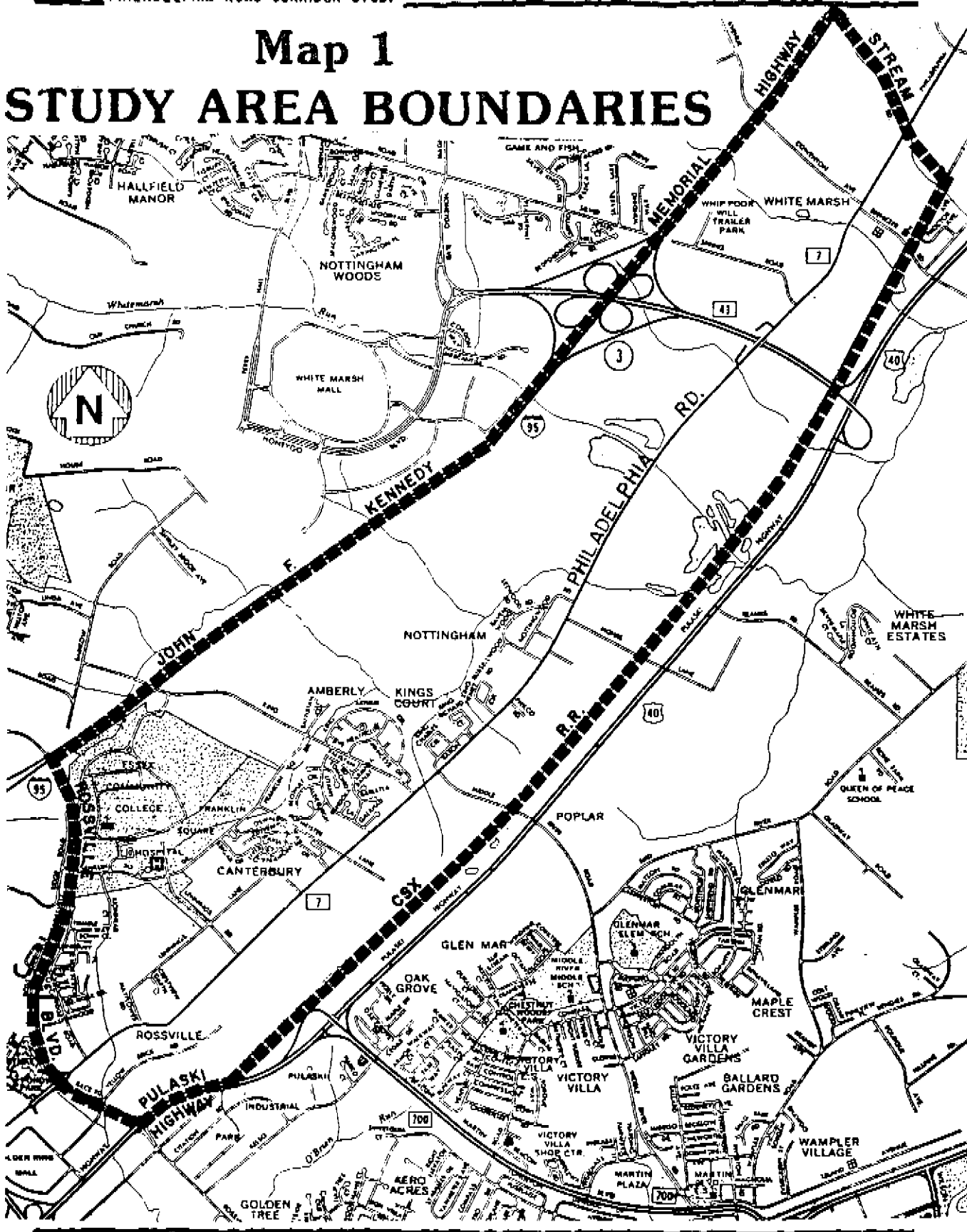
The Philadelphia Road Corridor Study Area is located in northeast Baltimore County. It has an approximate total area of 2,800 acres or 4.4 square miles. The study area is bounded generally by I-95 on the west, Rossville Boulevard on the south, the CSX Transportation Railroad on the east, and an unnamed tributary of Bird River to the north of Cowenton Avenue and Ebenezer Road. Philadelphia Road, a state highway also known as Maryland Route 7, bisects the study area lengthwise for a distance of approximately 4.5 miles (see Map 1).

The study area is part of the Perry Hall-White Marsh Growth Area (see Map 2). Perry Hall-White Marsh is one of two designated growth areas in Baltimore County where intensive development is planned, the other growth area being Owings Mills in the northwest part of the County. As a part of the Perry Hall-White Marsh Growth Area, the study area will experience major, concentrated growth in population and employment over the next 20 years. A more intensive land use development pattern will foster the continuing need for transportation network improvements.



This report contains four basic parts. Part 1 provides a framework of background information. Part 2 provides recommendations for land use. Part 3 provides recommendations for transportation. Part 4 addresses implementation. In addition, potential zoning map amendments have been identified. These proposals have been included in an appendix at the back of the report.

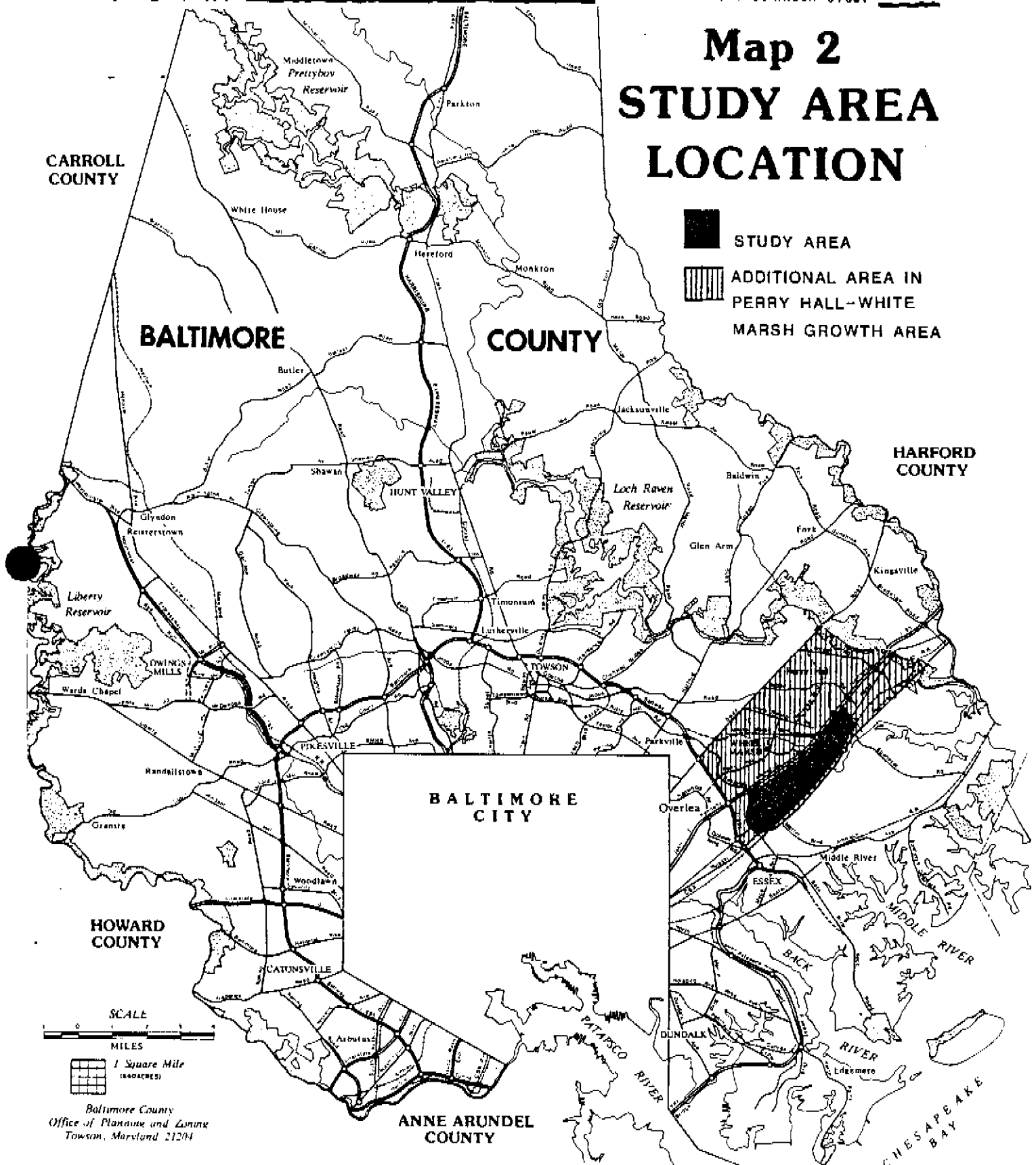
Following adoption by the Baltimore County Council, the recommendations presented in this report are intended to supersede any conflicting recommendations for this area contained in the 1985 Perry Hall-White Marsh Plan or the 1989 Baltimore County Master Plan.

Map 1 STUDY AREA BOUNDARIES



Map 2 STUDY AREA LOCATION

-  STUDY AREA
-  ADDITIONAL AREA IN
PERRY HALL-WHITE
MARSH GROWTH AREA



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